

This letter is supplemental to the Microsoft Excel spreadsheet containing the Benton County Ratio Study data. The excel file named Benton County 2016 Ratio Study contains a tab for each of the six required classes of property to be analyzed as well as a summary tab with a synopsis of required data, a formatted tab and a multi parcel tab. The excel file does contain formulas to use in your analysis. Also included in this study is a tab containing parcel counts.

Improved Residential:

We have several Townships that have no towns to combine with so we grouped our 17 separate taxing districts as follows. Group 1 Bolivar and Otterbein, Group 2 Center and Fowler, Group 3 Grant and Boswell, Group 4 Oak Grove and Oxford, Group 5 Richland and Earl Park, Gilboa, Hickory Grove, Ambia, Pine, Parish, Union and York

Vacant Residential:

Due to the minimal # of valid sales in this property class no annual adjustment factor was established. The county created a new 2016 land order. Public hearing was held and the PTABOA voted for approval.

Commercial & Industrial:

Industrial Improved and Vacant and Commercial Improved and Vacant: Due to the minimal number of valid sales all sales are combined in one ratio study and listed as County Wide C/I properties have little turn over in our county. 2013 and 2014 sales were also used as we have had past yrs. This was done to create a larger pool of data thus giving a more accurate trend. After speaking with appraisers in area determined no time factor was needed.

Hopefully this letter of explanation will assist you in your review of the Benton County 2016 Ratio Study. If you have any questions we are here to help.

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